

157.0

0009

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

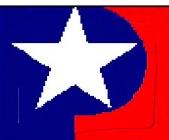
689,200 / 689,200

USE VALUE:

689,200 / 689,200

ASSESSED:

689,200 / 689,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
256		RENFREW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'BRIEN BOBBY EARLE &	
Owner 2: COHEN CAROL I	
Owner 3:	
Street 1: 256 RENFREW ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1: BURRILL ANN M -
Owner 2: -
Street 1: 256 RENFREW ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 8 Ledge
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	248,200		441,000	689,200		105157
							GIS Ref
							GIS Ref
							Insp Date
							05/24/18

PREVIOUS ASSESSMENT	Parcel ID	157.0-0009-0003.B	Date
Tax Yr	Use	Cat	Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022	101	FV	248,200 0 7,000. 441,000 689,200 Year end 12/23/2021
2021	101	FV	239,400 0 7,000. 441,000 680,400 Year End Roll 12/10/2020
2020	101	FV	239,400 0 7,000. 441,000 680,400 Year End Roll 12/18/2019
2019	101	FV	200,400 0 7,000. 441,000 641,400 Year End Roll 1/3/2019
2018	101	FV	200,400 0 7,000. 371,700 572,100 Year End Roll 12/20/2017
2017	101	FV	200,400 0 7,000. 340,200 540,600 Year End Roll 1/3/2017
2016	101	FV	200,400 0 7,000. 289,800 490,200 Year End 1/4/2016
2015	101	FV	187,700 0 7,000. 252,000 439,700 Year End Roll 12/11/2014

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		
BURRILL ANN M, 57384-106 9/1/2011 417,000 No No		
LACROSSE ANN M 23781-127 10/18/1993 204,000 No No Y		

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
6/30/2020 712 New Wind 22,300 C	5/24/2018 MEAS&NOTICE BS Barbara S
	6/16/2014 External Ins PC PHIL C
	7/3/2012 Left Notice JBS JOHN S
	11/28/2011 MLS EMK Elen K
	10/29/2008 Meas/Inspect 163 PATRIOT
	2/4/2000 Inspected 276 PATRIOT
	12/2/1999 Measured 268 PATRIOT
	7/14/1993 MF
Sign: VERIFICATION OF VISIT NOT DATA	/ / /

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family				7000	Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5 - Cape	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	12	5 FFL BMT (\$0)	22		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	5 %	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1											
View / Desir:			Kits: 1 Rating: Average	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	H	O			
				Fpl: 1 Rating: Average	WSFlue:	Rating:	Other													
				CONDOS INFORMATION				Upper												
								Lvl 2												
								Lvl 1												
								Lower												
								Totals	RMs: 5	BRs: 2	Baths: 1	HB								
GENERAL INFORMATION																				
Grade: C - Average					REMODELING												RES BREAKDOWN			
Year Blt: 1936	Eff Yr Blt:					Exterior:				No Unit	RMS	BRS	FL							
Alt LUC:	Alt %:				Interior:				1	5	2									
Jurisdct: G15	Fact: .				Additions:															
Const Mod:					Kitchen:															
Lump Sum Adj:						Baths:														
INTERIOR INFORMATION																				
Avg Ht/FL: STD					Plumbing:															
Prim Int Wal 2 - Plaster					Electric:															
Sec Int Wall:	%				Heating:															
Partition: T - Typical					General:															
Prim Floors: 3 - Hardwood					Totals				1	5	2									
Sec Floors:	%																			
Bsmnt Flr: 12 - Concrete																				
Subfloor:																				
Bsmnt Gar: 1																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 5 - Steam																				
# Heat Sys: 1																				
% Heated: 100	% AC:																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:						
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 157.0-0009-0003.B																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								